

065.0

0003

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,017,600 / 1,017,600
USE VALUE: 1,017,600 / 1,017,600
ASSESSED: 1,017,600 / 1,017,600
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		FARRINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PANICO NORMA N/TRUSTEE	
Owner 2: NORMA N PANICO REVOCABLE TRUS	
Owner 3:	

Street 1: 8 FARRINGTON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PANICO NORMA N/TRUSTEE -

Owner 2: JOSEPH J PANICO TRUST -

Street 1: 8 FARRINGTON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1825, having primarily Vinyl Exterior and 5083 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		5400		Sq. Ft.	Site		0	70.	1.08	12									407,401						407,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
111	5400.000	610,200		407,400	1,017,600		41671
							GIS Ref
							GIS Ref
							Insp Date
							11/17/18

USER DEFINED

Prior Id # 1:	41671
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	111	FV	578,000	0	5,400.	407,400	985,400	985,400	Year End Roll	12/18/2019		
2019	111	FV	520,600	0	5,400.	378,300	898,900	898,900	Year End Roll	1/3/2019		
2018	111	FV	520,600	0	5,400.	378,300	898,900	898,900	Year End Roll	12/20/2017		
2017	111	FV	487,800	0	5,400.	331,700	819,500	819,500	Year End Roll	1/3/2017		
2016	111	FV	487,800	0	5,400.	302,600	790,400	790,400	Year End	1/4/2016		
2015	111	FV	438,600	0	5,400.	267,700	706,300	706,300	Year End Roll	12/11/2014		
2014	111	FV	438,600	0	5,400.	253,200	691,800	691,800	Year End Roll	12/16/2013		
2013	111	FV	438,600	0	5,400.	240,900	679,500	679,500		12/13/2012		

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PANICO NORMA N/	68681-303		12/29/2016	Family	810,000	No	No		Joseph Panico d.o.d. 10/16/2013.
PANICO JOSEPH J	64694-388		12/22/2014	Convenience		No	No		
PANICO JOSEPH J	49333-166		4/24/2007	Family		1	No	No	
	10361-256		9/12/1963			No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
10/26/2016	1311	Redo Kit	10,500	O				replace kitch cabs	11/17/2018	MEAS&NOTICE	BS	Barbara S			
3/11/1998	123	Redo Kit	20,000					REMODEL KITCHEN	4/6/2017	I & E Return	MM	Mary M			
									4/7/2009	Measured	345	PATRIOT			
									5/6/2000	Inspected	276	PATRIOT			
									10/5/1999	Mailer Sent					
									10/5/1999	Measured	256	PATRIOT			
									8/1/1991		PM	Peter M			

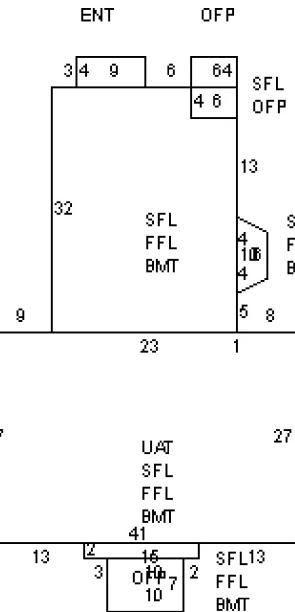
Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION		
Type:	20 - Apts 4-8	
Sty Ht:	2A - 2 Sty	+Attic
(Liv) Units:	4	Total: 4
Foundation:	3	- BrickOrStone
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	OFF WHITE	
View / Desir:		

ATH FEATURES	
Bath:	Rating:
Bath:	Rating:
Bath:	Rating:
BQBth:	Rating:
Bath:	Rating:
HBth:	Rating:
hrFix:	Rating:
OTHER FEATURES	
Kits:	Rating: Very Good
A Kits:	Rating: Average
Frpl:	Rating:

COMMENTS
ARLINGTON TYPING & MAILING INC LOCATED
IN BMT.

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1825	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adi:			

CONDOS INFORMATION

Location:	Lower				
Total Units:	Totals	RMs: 14	BRs: 5	Baths: 4	HB
Floor:					
% Own:					
Name:					

INTERIOR INFORMATION

INTERIOR INFORMATION	
Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%

APPRECIATION

Sys Cond:	AG	Avg-Good	26.	%	Kitchen: 1998 % Baths: % Plumbing: % Electric: % Heating: %	1	2	1
						1	3	1
Total:						Totals		
			26.4	%		4	14	5
					General:			

ALC SUMMARY

MOBILE HOME

Make:	Model:	Serial #:	Year:	Color:
RD ITEMS				
PARCEL ID 0650-0003-0010.0				

SPEC FEATURES/YARD ITEMS

PARCEI ID 065.0-0003-0010.

SUB AREA DETAIL

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,937	127.880	247,698	BMT	100	RRM	50	A	
BMT	Basement	1,913	50.830	97,240	UAT	100	FLA	100		
FFL	First Floor	1,913	127.880	244,629						
UAT	Upper Attic	277	89.510	24,773						
OFP	Open Porch	118	30.180	3,561						
ENT	ENTRY	36	26.130	941						
Net Sketched Area:		6,194	Total:		618,842					
Size Ad	3850	Gross Are	7024	FinArea	5083					

IMAGE

AssessPro Patriot Properties, Inc.

